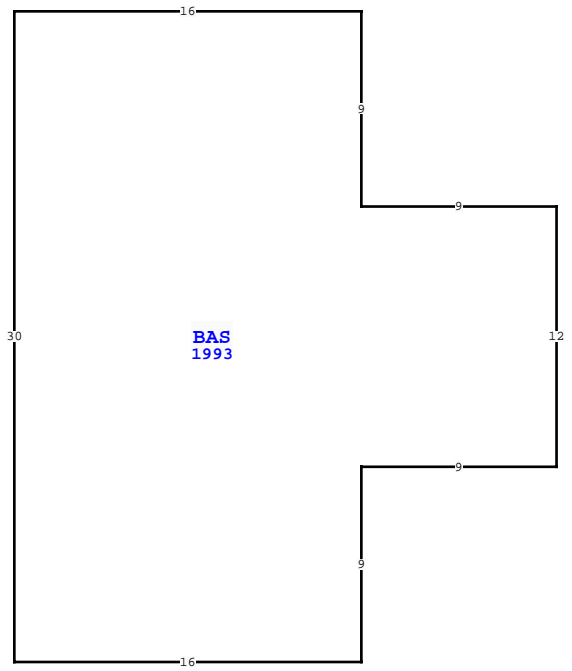


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		0	100
Bathrooms		0	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		3	100
Stories	0	0	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,032	100	1993
UOP	136	20	1993
UST	90	45	1993
TOTALS	1,258		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	DUPLX	0%	- 0								
Heated Area: 1032						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		127,042	
TOTAL MARKET OB/XF VALUE		15,950	
TOTAL LAND VALUE - MARKET		98,000	
TOTAL MARKET VALUE		240,992	
SOH/AGL Deduction		35,708	
ASSESSED VALUE		205,284	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		205,284	
TOTAL JUST VALUE		240,992	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,512	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051487	Electrical Servic	0	11/13/2024
000046743	Electrical Servic	0	03/15/2023
000046204	Roof Replacement	13,850	01/05/2023
000046083	Electrical Servic	0	12/12/2022
000045155	Electrical Servic	0	08/11/2022
000044963	Electrical Servic	0	07/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1768	3/17/2026	WD	Q	I	01	550,000
GRANTOR: FLAMINGO LAKES HOLDIN						
GRANTEE: FLAMINGOJOES LLC						
1465/505	4/22/2022	WD	U	I	37	400,000
GRANTOR: CARROLL LYNDA C						
GRANTEE: FLAMINGO LAKES HOLD						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
4	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00
6	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00
7	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
3575 S US HIGHWAY 441 , LAKE CITY											
15,950											

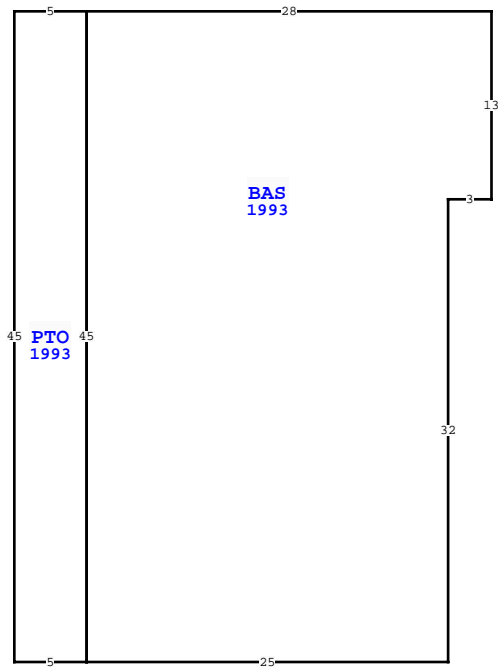
BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W16 S30 E16 N9 E9 N12 W9 N9 \$									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	70,000							
2	3900	C	MOTEL	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		0	100
Bathrooms		0	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,164	100	1993
PTO	225	5	1993
TOTALS	1,389		
		1,175	36,709

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	TRI/QUAD	0%	- 0									
Heated Area: 1164 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 2 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			127,042
TOTAL MARKET OB/XF VALUE			15,950
TOTAL LAND VALUE - MARKET			98,000
TOTAL MARKET VALUE			240,992
SOH/AGL Deduction			35,708
ASSESSED VALUE			205,284
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			205,284
TOTAL JUST VALUE			240,992
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044878	Roof Replacement	11,400	07/05/2022
000044879	Roof Replacement	16,650	07/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1563/1768	3/17/2026	WD Q	Q	I	01	550,000
GRANTOR: FLAMINGO LAKES HOLDIN						
GRANTEE: FLAMINGOJOES LLC						
1465/505	4/22/2022	WD U	I	I	37	400,000
GRANTOR: CARROLL LYNDA C						
GRANTEE: FLAMINGO LAKES HOLD						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3575 S US HIGHWAY 441 , LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W28 PTO=[YR=1993] W5 S45 E5 N45S45 E25 N32 E3 N13\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
0																									

